



NOTICE OF DECISION
Development Services Department

Project Name:	AT&T Wireless upgrades on existing monopole
Request:	Substantial Conformance determination with Case No. 93-173 MUP/CDP/EIA (Resolution No. PC-96-09) on April 25, 1996 and Case No. 11-184 MUP/CDP (Resolution PC-2021-20 approved on September 6, 2012), to allow for antenna and equipment upgrades to an existing wireless telecommunications facility located at 2775 CL-A Caminito Ocean Cove.
Discretionary Action:	Substantial Conformance (SUBC)
CEQA Determination:	EXEMPT
DECISION:	APPROVED
Project Number:	SUBC-004941-2021
DSD Number:	2021-83
Location:	2775 CL-A Caminito Ocean Cove
Community:	Cardiff-by-the-Sea
APN:	261-200-25
Applicant:	AT&T
Representative:	Amanda Nations, Crown Castle
Project Planner:	Todd Mierau, Associate Planner, tmierau@encinitasca.gov
Decision Date:	January 5, 2022
Report Approval:	<input checked="" type="checkbox"/> Anna Colamussi, Planning Manager <input checked="" type="checkbox"/> Andrew Maynard, Senior Planner

This document is to certify that the applicant's proposed plans dated received by the City of Encinitas on October 26, 2021, have been determined to be in Substantial Conformance with the originally approved as per Case No. 93-173 MUP/EIA/CDP (Resolution No. PC-96-09) on April 25, 1996 and Case No. 11-184 MUP/CDP (PC-2021-20 approved on September 6, 2012).

BACKGROUND:

The project site is located at 2775 Caminito Ocean Cove, which contains an existing co-location wireless communications facility (shared with Verizon Wireless) on a hillside adjacent to Interstate-5, near the southbound offramp on the westerly side of I-5. The subject property is owned by the San Dieguito Water District (SDWD). The existing facility includes an exposed monopole design with antennas and an equipment building cut into a portion of the hillside. The site is accessed through the San Elijo Joint Powers Authority (SEJPA) wastewater treatment plant site located at 2695 Manchester Avenue via a dirt access easement at the rear of the property that meanders behind the treatment plant (easterly) and behind the 'Seaside' subdivision which both front along Manchester Avenue.

Existing native, drought tolerant shrubs and trees screen the existing equipment building and antennas located on the subject site. This AT&T Wireless telecommunications proposal will upgrade an existing permitted facility (Case No. 93-173 MUP/EIA/CDP) applied for by AirTouch Communications, which was approved by the Planning Commission on April 25, 1996 (PC Resolution No. 96-09). The Verizon Wireless facility which is adjacent to this facility to the south (within an enclosed building structure) was approved as part of Case No. 94-204 MUP/CDP. No changes are proposed to the Verizon Wireless facility with this application.

Case No. 11-184 MUP/CDP (Resolution PC-2021-20) was approved on September 6, 2012 as a faux rock installation for this location, which included antenna upgrades within the faux rock and other upgrades related to equipment needed to power the facility proposed within the existing equipment building enclosure. The existing AT&T Wireless equipment enclosure is approximately 11 feet by 23 feet (approximately 253 square feet) in size and 11 feet, 6 inches tall, and was approved as part of Case No. 93-173 MUP/EIA/CDP.

Only a portion of this work was completed under Case No. 11-184 MUP/CDP (associated with Building Permit No. 13-522) and then the permit expired. This current Substantial Conformance application is to finish this approved scope of work related to Case No. 11-184 MUP/CDP (PC Resolution No. 2021-20) and upgrade the existing tower within the proposed faux rock with the proposed scope of work noted below. The faux rock will be installed to screen the equipment at this time.

PROJECT SUMMARY/ANALYSIS:

Below are the current changes/upgrades proposed at this time. No changes are proposed to the structure's overall height. Twelve antennas will remain on the tower when complete:

- **Tower scope of work:**
 - Install faux rock airbrushed to match the existing earth tones of the area to a maximum of 22 feet in height from lower of natural or finished grade.
 - Anti-graffiti resistant coating will be painted over the entire faux rock installation
 - Remove four existing panel antennas (four will remain)
 - Relocate two existing panel antennas
 - Relocate two existing Tower Mounted Amplifiers (TMAs)
 - Install six new panel antennas located behind an existing faux rock panel
 - Remove four existing Remote Radio Units (RRUs)
 - Install eight RRUs
 - Install four T-Arm antennas mounts
 - Install one DC9 Surge Suppressor
 - Install 40 Fiber Jumpers
 - Install two 2/8-inch coax

- **Ground scope of work within enclosed equipment enclosure:**
 - Paint the existing equipment enclosure building with natural earth colors to camouflage the existing installation from distant perspective views.
 - Anti-graffiti resistant coating will be painted over the entire equipment building installation
 - Remove one power plant
 - Install one power plant with eight rectifiers and two converters
 - Remove two RRUs
 - Remove one string of existing +24V Absolyte Batteries.
 - Install one new seismic rated battery rack with 12 cells of Powersafe EnerSys 190-AMP-Hour batteries
 - Install four DC power trunks, MIN No. 6 AWG.
 - Install one 24-pair fiber trunk

This determination is based on the following findings for Substantial Conformance with a Major Use Permit:

1. No project condition is changed or deleted;

The proposed modifications to the existing wireless telecommunications facility does not affect the conditions of approval of Case No. 11-184 MUP/CDP (Resolution PC-2021-20) approved on September 6, 2012, which last modified the project site. All of the conditions contained within Planning Commission Resolution No. 2021-20 will remain in effect for this project.

2. No feature, facility, or amenity is deleted or substantially altered which had been considered essential to the project's quality, safety, or function by the decision making body;

No feature, facility or amenity is deleted or substantially altered, which is essential to the project's quality, safety, or function. The overall integrity, safety, and function of the wireless communications facility will remain the same with the antenna modification to AT&T's entire antenna array and associated accessory equipment replacement within the existing equipment building and underneath the proposed faux rock. The wireless communications facility, with the proposed modifications, will operate in full compliance with the standards for Radio Frequency (RF) Emissions, as adopted by the Federal Communications Commission (FCC). The wireless telecommunications facility will adhere to the site compliance recommendations outlined in the cumulative RF report prepared by the applicant. Furthermore, Telecom Law Firm PC, (the City's Third-Party RF Engineer), has reviewed the analysis contained in the applicant's Radio Frequency Emission Study and concurred with the findings. The study includes information related to the facility's power, antenna height, and other elements, and has confirmed that all recommended radio frequency emissions mitigation measures are followed, and that the proposed changes at the existing telecommunications facility demonstrate planned compliance with the FCC Rules for the proposed site design. All signage shall be in compliance with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. Additionally, all signage shall provide a working local or toll-free telephone number to its network operations center, that reaches a live person who can exert transmitter power-down control over this site, as required by the FCC.

The installation of the faux rock will screen the entire monopole installation consistent with Specific Condition of Approval SCP contained within the previous Planning Commission Resolution PC-2021-20 of Case No. 11-184 MUP/CDP. The faux rock will be contoured and painted to match the surrounding condition. Additionally, the equipment building will be painted with natural earth tones to help camouflage the existing installation from distant public perspective views also consistent with the previous Planning Commission Resolution No. PC-2021-20 of Case No. 11-184 MUP/CDP as noted in Specific Condition of Approval SCQ. Both installations will have an anti-graffiti coating added to help with any future vandalism. Based on the discussion above, the Development Services Department finds that there are no significant changes that warrant a modification to the original permit.

3. No additional lots or dwelling units are added;

No additional lots or dwelling units are proposed to be added to the project.

4. No private or public open space is reduced in area or in its potential for use and enjoyment;

The proposed project is limited to the existing developed portions of the site, which is within the existing lease hold area. No public or private open space will be impacted as a result of this project.

5. The shape and bulk of structures, exterior building materials, landscaping, parking and access are substantially in conformance with the spirit and intent of the Use Permit decision;

The faux boulder will be a maximum of 22 feet tall as measured from the lower of natural or finished grade adjacent to the highest point of the faux boulder from the graded pad area which exists. This installation is the same approved concept that was previously approved as part of Case No. 11-184 MUP/CDP (Resolution PC-2021-20). This previously approved upgrade to this site will completely screen all associated equipment and antennas being upgraded at this time within the proposed faux boulder and/or within the existing equipment shelter. Additionally, the faux rock and equipment building will be painted with natural earth tones to help camouflage the installations from distant public perspective views.

The project still maintains the same design appearance, whereby the spirit and intent of the original Major Use Permit and other subsequent approvals is maintained. A height certification by a licensed Civil Engineer or Licensed Land Surveyor will be required prior to final occupancy of the facility to ensure the height of the overall faux rock enclosure is below the 22-foot height limit as shown on the project plans.

6. The grading plan will not increase or decrease the final grade on any part of the site by more than three feet over or under the plan approved by the Use Permit decision, unless the Development Services Department finds that the project is substantially altered by the grading change; and

No grading is proposed within the scope of work.

7. **No significant changes are made which, in the opinion of the Development Services Department should be reviewed by the body which approved the original application.**

Based on the discussion above, the Development Services Department finds that there are no significant changes that would require submittal of a discretionary permit modification.

Environmental Status: The project has been determined to be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(d) which exempts the construction and location of limited numbers of new, small facilities or structures from environmental review. The project meets this exemption. No historic resources are affected by the demolition work proposed with the project. None of the exceptions in Section 15300.2 exist.

This determination shall be valid 15 days from the date of this Determination, during which time any aggrieved person may, upon payment of necessary fees, file an appeal. Additional permits, including Building Permits, may be required by the Development Services Department or other City Departments. It is the applicant's responsibility to obtain all necessary permits required for the type of project proposed. The applicant may proceed through the plan check process during the appeal period at his/her own risk; **plan check fees are non-refundable**. Any filing of an appeal will suspend this action as well as any processing of permits in reliance thereon in accordance with Encinitas Municipal Code Section 1.12.020(D)(1) until such time as an action is taken on the appeal.

If you have any questions regarding this determination, please contact **Todd Mierau, Associate Planner**, at **(760) 633-2693** or by email at tmierau@encinitasca.gov; or contact the Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024 at (760) 633-2710 or by email at planning@encinitasca.gov.



Anna Colamussi
Planning Manager